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Harvest Hills Sub-
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Department of Health and Environmental Sciences

STATE OF MONTANA HELENA, MONTANA 59601

A. C. Knight, M.D., F.C.C.P.
Director

March 6, 1979

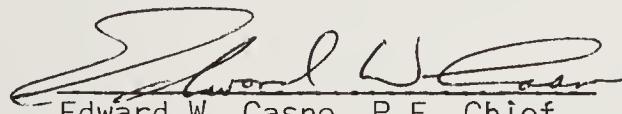
Gallatin County Health Department, Courthouse, Room 105, Bozeman, MT 59715
 Gallatin County Planning Board, Courthouse, Bozeman, MT 59715
 Montana State Library, Helena, MT 59601
 Environmental Quality Council, Helena, MT 59601
 Department of Community Affairs, Helena, MT 59601
 Department of Fish and Game, Helena, MT 59601
 Department of Highways, Helena, MT 59601
 Department of Natural Resources and Conservation, Helena, MT 59601
 Montana Bureau of Mines & Geology, c/o Montana Tech, W. Park St., Butte, MT 59701
 Fire Marshall Bureau, Department of Justice, Helena, MT 59601
 Office of Interstate Land Sales Registration, Attn: Carlton Goodwin, Title Bldg.
 Room 324, 909 - 17th Street, Denver, CO 80202
 Gallatin County Commissioners, Courthouse, Bozeman, MT 59715
 Gallatin County Sheriff, County Jail, Bozeman, MT 59715
 Governor's Office, Helena, MT 59601
 Information Unit, Dept. of Health & Environmental Sciences, Helena, MT 59601
 Environmental Information Center, Box 12, Helena, MT 59601
 Ken Korte, Montana Historical Society, Helena, MT 59601
 Soil Conservation Service, 301 S. Park, FOB Drawer #10022, Helena, MT 59601
 Survco, Inc., 103 Commercial Drive, Bozeman, MT 59715
 Allen & Assoc., 3412 Wagonwheel Road, Bozeman, MT 59715

Re: Harvest Hills Subdivision
 Gallatin County

Ladies and Gentlemen:

The enclosed preliminary environmental review has been prepared for Harvest Hills Subdivision in Gallatin County and is submitted for your consideration. Questions and comments will be accepted until March 21, 1979. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,



Edward W. Casner, P.E., Chief
 Subdivision Bureau
 Environmental Sciences Division

STATE DOCUMENTS COLLECTION

MAR 5 1979

EWC:WRA:mh

MONTANA STATE LIBRARY
 980 E Lyndale Ave.
 Helena, Montana 59601

Enclosures

DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
Cogswell Building, Helena, Montana 59601
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences Division - Subdivision Bureau

Project or Application Harvest Hills Subdivision

Description of Project A proposed single family home development containing 60 lots on 83.4 acres. Individual wells and individual on-site sewage systems are proposed.

The project is located in the SW $\frac{1}{4}$ of Section 7 and the NW $\frac{1}{4}$ of Section 18, T1S, R6E, Gallatin County.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats			X			
2. Water quality, quantity and distribution			X			
3. Geology & soil quality, stability and moisture			X			
4. Vegetation cover, quantity and quality			X			
5. Aesthetics			X			
6. Air quality			X			
7. Unique, endangered, fragile, or limited environmental resources				X		
8. Demands on environmental resources of land, water, air & energy			X			
9. Historical and archaeological sites					X	

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			X			
2. Cultural uniqueness and diversity			X			
3. Local and state tax base & tax revenue			X			
4. Agricultural or industrial production		X←→X				*
5. Human health			X			
6. Quantity and distribution of community and personal income			X			
7. Access to and quality of recreational and wilderness activities			X			
8. Quantity and distribution of employment			X			
9. Distribution and density of population and housing			X			
10. Demands for government services		X←→X				*
11. Industrial & commercial activity			X			
12. Demands for energy			X			
13. Locally adopted environmental plans & goals			X			
14. Transportation networks & traffic flows		X←→X				*

Other groups or agencies contacted or which may have overlapping jurisdiction Gallatin County Health Department

Individuals or groups contributing to this PER. Survco Inc; Earth Sciences, Inc;

Subdivision Review Staff of the Gallatin County Board of Commissioners, Gallatin County Health Department.

Recommendation concerning preparation of EIS Recommend no E.I.S.

PER Prepared by: William R. Andes

Date: March 6, 1979

DHES/ESD-2

A very faint, large watermark-like image of a classical building with four prominent columns and a triangular pediment occupies the background of the entire page.

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https://archive.org/details/preliminaryenvi1979ande_2

Local and state tax base & tax revenue

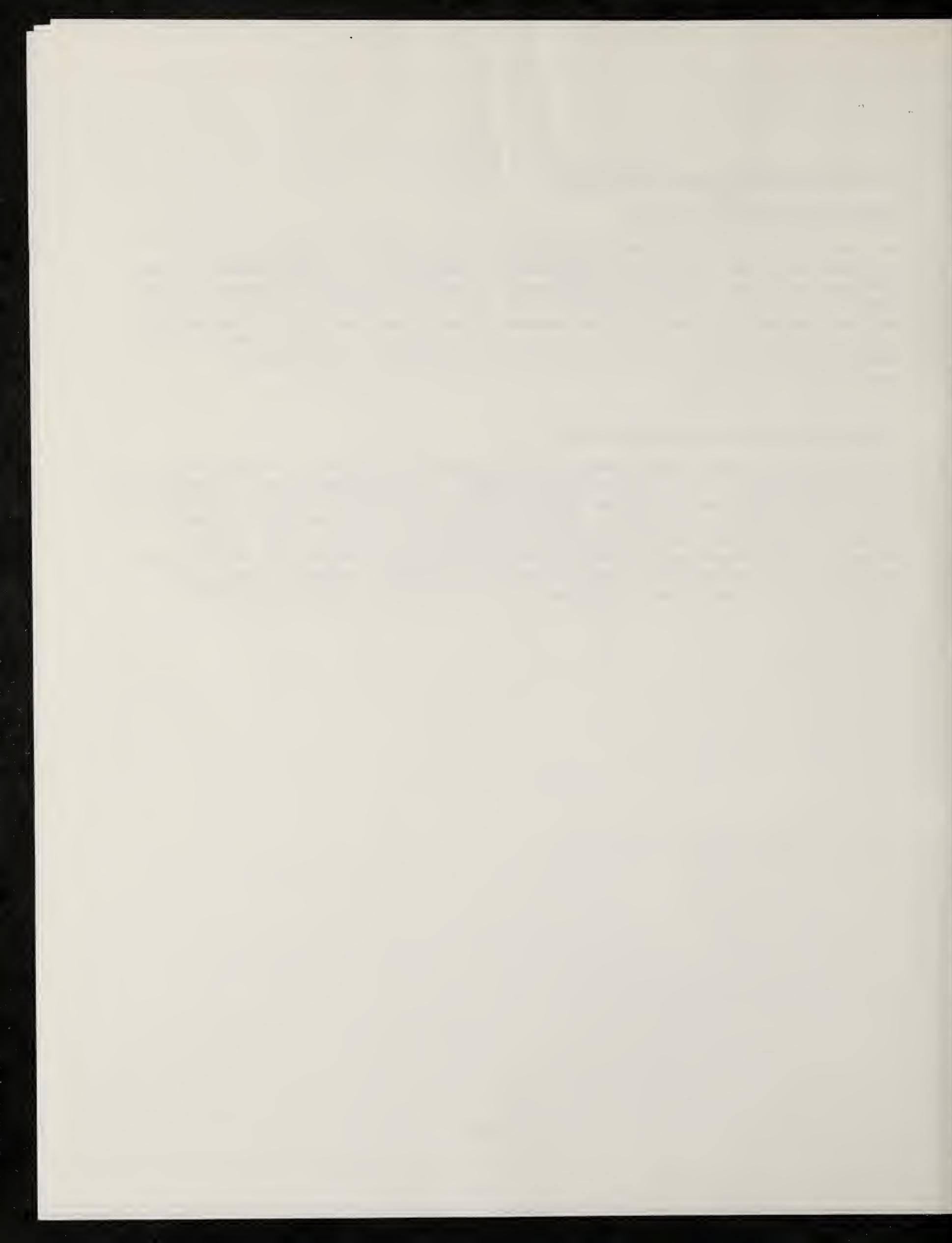
and

Demands for government services

The final effects this development will have on tax revenue and demands for local government services is difficult to determine. Revenue will increase because of the increased valuation of a housing development vs. agricultural land. Expenses to the community will also increase due to the need for police protection, fire protection, emergency medical services, road maintenance, school capacities, etc., prompted by growth. Generally speaking, the increased taxes generated by a single family housing development do not pay all the increased costs for services the development should have.

Transportation networks & traffic flows

The County Road (Summer Cutoff Road) providing access to the site intersects with Sypes Canyon Road. Due to limited sight distances at this intersection, accidents here will probably increase as road use increases until the intersection grades are modified to allow suitable sight distances. According to the consulting engineers, traffic volumes on Sypes Canyon Road and McIIlhattan Road will increase by 275% to 300% because of this development. Also, the school district has stated the road servicing the area is not suitable for school bus service; therefore, children living in the subdivision will have to meet the school bus at the bottom of Sypes Canyon Road.



Harvest Hills

